

Schiffer Ranch Co. Hansen Place



Presents

Schiffer Ranch Co. Hansen Place Forsyth, Montana



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Schiffer Ranch Co. Hansen Place

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Acreage

21,807 +/- Deeded
Acres

BLM 370 aums,
4,772 +/- acres

1,920 +/- acres State
Leases

1,437 +/- acres inholdings

29,936 +/- total



LESH & COMPANY

REAL ESTATE

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Location

31+/- miles north of Forsyth MT on the Little Porcupine Creek Road. This area is part of the "Big Open" country and the Devils Dancing ground. Large open areas of range used for summer grazing.



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Operation

The ranch has (1) 1,820' deep cold water well. The well has a self-starting propane generator that pumps to a 20,000-gallon storage tank that gravity feeds an 18-19-mile-long pipeline. The pipeline has (14) tanks that are steel with concrete bottoms or fiberglass tanks on the newer section of the pipeline. There are also numerous pits and dams on the ranch. Little Porcupine creek and the East fork of Little Porcupine creek traverse the center and east side of the ranch.

The Hansen place is fenced into (5) pastures. These range in size from 3,500+/- acres to 9,500+/- acres. The fences are mostly (2) strand barbed wire with woven wire on the bottom. This ranch was a large sheep operation prior to the current owners.

The ranch has (1) set of working corrals. The corrals are plank on ties with several large holding pens, sorting alley and loading chute.

The sellers have used this ranch for 7-8 months of grazing, primarily from April into November. They have run 660 pairs most years. One large pasture has a significant amount of Salt brush, which is high in protein for a 3-4-week period the end of June through July. The cattle are put in this pasture during this time, then moved to other pastures.

In 2022, a large wind generation project was installed 6-7 miles east of this ranch. The high voltage power line from the wind farm goes through this property for 3 miles on the east side of the ranch parallel to the County Road.

The ranch has its share of wildlife, mule deer, upland birds, and other wildlife call the ranch home.



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Brokers Comment



A large open range ranch unit that has a history of producing pounds on calves and yearlings. You will look long and hard to find this much country in one block that has good water development, fences and corrals. Call Monty today for a private showing.

PRICE
\$11,999,000

TERMS
Cash

RE TAXES
\$6,464

The information contained herein was obtained from the owner and the other sources deemed reliable, but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction. Listing made subject to error, omission, change of price, prior sale and withdrawal without notice.

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